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2858 Catalina Boulevard NE  
Calgary, Alberta

MLS # A2178192



**\$649,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings

Wonderful family home located in a great community. This two storey home has been well maintained. With an open floorplan that is functional, cozy and modern. The main floor boasts a large living room and dining area, wide open kitchen with additional dining and a sunken family room adjacent. The side entry has a laundry area and two piece bath as you proceed to the garage man door. Upstairs are three bedrooms, additional bathroom and a huge primary complete with a full ensuite bathroom. Developed basement with super high ceilings third family room , additional bedroom, full bath and storage / mechanical. Located in a playground zone, mere steps away from the school and a really nice playground out the back, this is truly a 5 star location. Please see the the floorplans and drone photos. Call for your private showing.